

	<p style="text-align: center;">Planning and Zoning Commission</p> <p style="text-align: center;">STAFF REPORT</p>	<p>Agenda # _____</p>
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Jim Gagliardi, City Planner
MEETING DATE: October 2, 2014

REQUEST

Request by Scott Audsley of McDonalds USA LLC, for the following land use approval on approximately 1.17 acres, located at 790 N Promenade Parkway within the Promenade Shopping Center:

1. **DSA-14-00098: Major Site Plan** for a 5,252 sq. ft. McDonalds Restaurant upon a pad site and modifying the parking arrangement to accommodate the business operation.

APPLICANT/OWNER

Scott Audsley-McDonalds USA LLC
 17550 N Perimeter Dr #400
 Scottsdale, AZ 85016
 Phone: 480-341-5344
 Email: scott.audsley@us.mcd.com

HISTORY

July 5, 1989: Ordinance No. 1280 was adopted by City Council, annexing this site as part of a 5.88-acre area.

August 1, 2005: The City Council approved CGPZ-109-05, the zone change from Urban Ranch (UR) to Planned Area Development (PAD) for the "Casa Grande Regional Shopping Center" PAD via Ordinance No. 1178.236.

January 19, 2006: The Planning and Zoning Commission approved CGPZ-035-06, the Major Site Plan for The Promenade at Casa Grande.

July 6, 2006: The Planning and Zoning Commission approved CGPZ-187-06, the Preliminary Plat for The Promenade at Casa Grande.

November 20, 2006: The City Council approved CGPZ-264-06, the Final Plat for The Promenade at Casa Grande.

February 20, 2007: The City Council approved CGPZ-292-06, the major PAD Amendment for “Casa Grande Regional Shopping Center” PAD adopting Ordinance No. 1178.236.1.

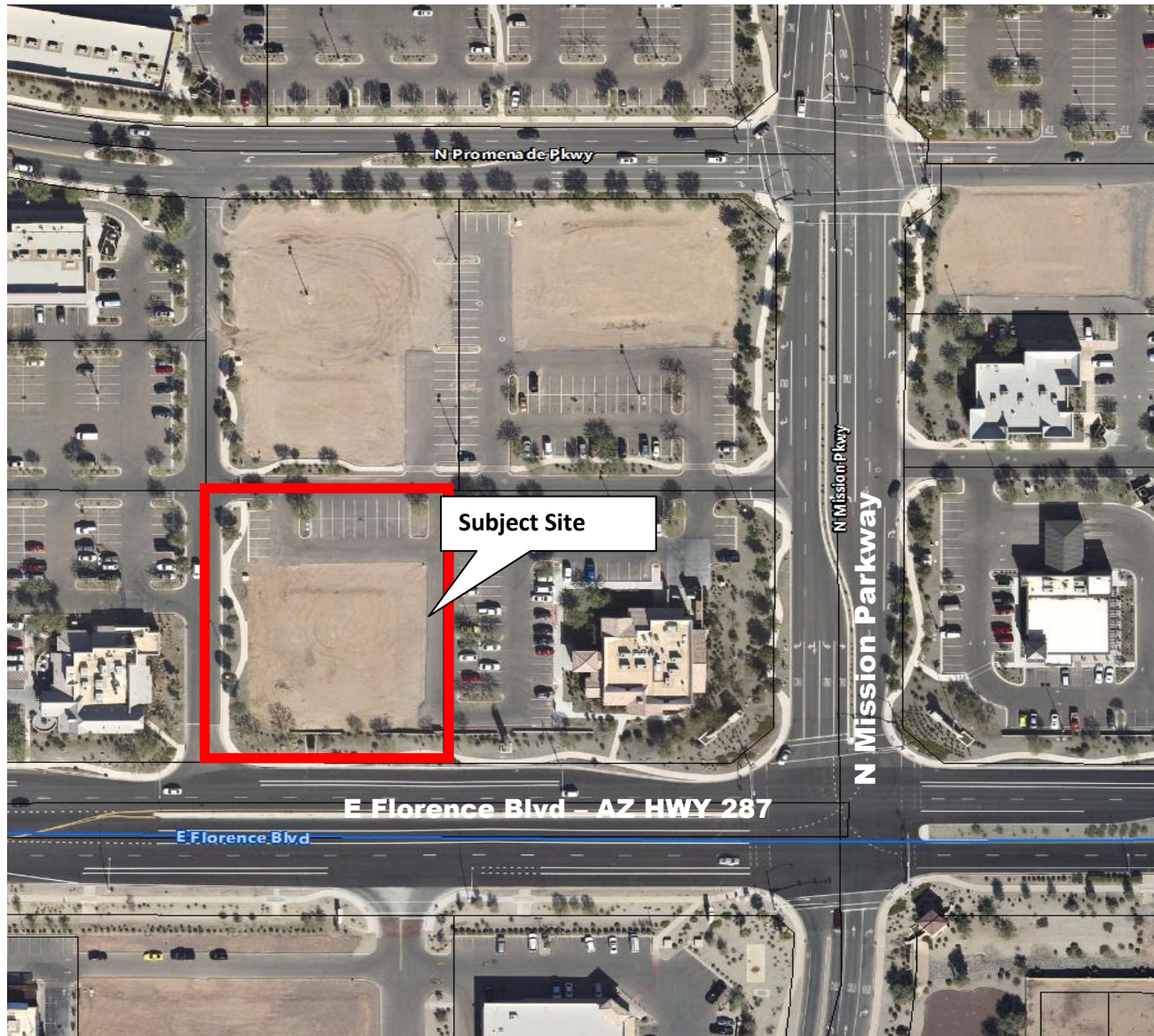
PROJECT DESCRIPTION

Site Area	51,400 sq. ft. (1.17 Acres)
Current Land Use	Empty pad site with 24 existing paved parking spaces
Existing Zoning	PAD-Casa Grande Regional Shopping Center
Existing General Plan 2020 Land Use	<i>Commerce & Business</i>

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Commerce & Business (pad site with parking lot)</i>	PAD – Casa Grande Regional Shopping Center
East	<i>Commerce & Business (Olive Garden pad site)</i>	PAD – Casa Grande Regional Shopping Center
South	<i>Neighborhoods</i>	PAD – Mission Royale (Commercial)
West	<i>Commerce & Business (Mimi’s Café pad site)</i>	PAD – Casa Grande Regional Shopping Center

SITE CONTEXT/AERIAL



General Discussion

The applicant is requesting the approval of a Major Site Plan to construct a 5,251 sq. ft. McDonald's restaurant, 23 ft.-4 in. in height, consisting of a covered patio and a drive-thru (Exhibit A). The 1.17-acre pad site is known as Lot 18 within the Promenade at Casa Grande Subdivision. As part of the Promenade shopping center, there are cross-access, drainage, and parking agreements upon this pad site. Currently it serves as parking area for surrounding businesses. There is a large portion of the lot that is currently unimproved to accommodate development of a building. The remaining portion of the lot has already been improved with landscaping, light poles, parking, and an internal sidewalk. Per the proposed Major Site Plan, the building is to be placed over the dirt pad with new landscaping and parking added around the building. The

proposed location of the drive-thru access and the dumpster, north of the building, replaces the existing parking area, with a new parking layout proposed to the east, aligning with the Olive Garden's parking layout adjacent to the site. The existing sidewalk to the west of the proposed building is also being modified to accommodate the drive-thru lane to the west of the proposed building.

Compliance with Major Site Plan Review Criteria

Section 17.68.070 of the Zoning Code sets forth various review criteria that need to be evaluated in conjunction with the consideration of a Major Site Plan application. Staff's analysis of how the proposed Major Site Plan complies with each of these criteria is as follows:

1. Relationship of the plan elements to conditions both on and off the property

The subject property is located within The Promenade Shopping Center and subject to its covenants conditions and restrictions. The shopping center was laid out to accommodate various retail and restaurant uses. The proposed convenience-food restaurant use on the subject site is compatible with the surrounding uses and development.

2. Conformance to the city's zoning ordinance

This site is subject to the allowed uses and development standards of the Casa Grande Regional Shopping Center PAD. A convenience-food restaurant is a permitted use within the PAD. Below is a table of the applicable development standards:

<u>Development Standard</u>	<u>Proposed Development</u>	<u>Casa Grande Regional Shopping Center PAD Development Guideline/City Code requirements</u>
Building Height:	Top of Parapet: 23 ft..-4 in.	Maximum of 45 ft.
Setbacks:	Front: 52 ft. Side: 45 ft. Rear: 15 ft. (from dumpster) Parking: 12.5 ft.	Front: 30 ft. Side: 15 ft. Rear: 15 ft. Parking: 4 ft.
Gross Site Acreage:	1.58 acres	0.84 net acres minimum
Landscape Area	9.4% of lot area	7% of lot area
Parking:	65 parking spaces plus 2 wheelchair accessible spaces	22 spaces required, 1 wheel chair accessible spaced

3. Conformance to the City's General Plan

The subject site is designated *Commerce & Business* within the City's General Plan 2020, which primarily accommodates commercial uses, especially within a regional shopping center context. It supports a mix of building forms and heights and consistent architectural styles. This site and its proposed development are found to be in conformance with this land use category.

4. The impact of the plan on the existing and anticipated traffic and parking conditions

A Traffic Impact Analysis (TIA) was required as part of the application submittal. The TIA was reviewed by both the City Traffic Engineer, and Arizona Department of Transportation (ADOT), since this portion of E Florence Blvd is State Highway 287. The TIA assumes the McDonalds restaurant as well as a future planned restaurant within the Promenade. ADOT responded with no comment; and the City Traffic Engineer found that the impact this restaurant has on the overall level of service does not warrant any modifications or implementations to the current street system. The only area where level of service was affected was at the Mission Parkway and Florence Intersection, where the level of service changed from a B to a C. No work is warranted unless the level of service as a result of development is at a D or below. This intersection will be further monitored with future development proposals.

In addition to a TIA, the site provides for bicycle parking to accommodate additional forms of transportation.

5. The adequacy of the plan with respect to land use

The restaurant use is compatible to the existing and planned uses within the Promenade Shopping Center and the Florence Blvd corridor.

6. Pedestrian and vehicular ingress and egress

No new vehicular access points or modifications to the existing access are being proposed with this Major Site Plan. A new crosswalk is proposed joining the existing north-south sidewalk along the access drive from Florence Blvd to the restaurant. The existing north-south sidewalk to the west of the proposed building will be modified to accommodate the planned drive-thru. The drive-thru will have its point of ingress and egress contained within the respective lot.

7. Building location and height

See no. 2 "conformance to the city's zoning ordinance".

8. Landscaping

A preliminary landscaping Plan was submitted with this application, with a final one required at the time of building permit. Landscaping already exists on the site, previously reviewed and approved as part of the Major Site Plan establishing the Promenade (CGPZ-035-006). This proposal provides 16 new trees around the building and over one hundred new shrubs (Exhibit B). The

existing landscaping adjacent to Florence conforms to the previously approved plan. It is a condition of approval that any peripheral existing landscaping removed by the new construction will have to be replaced within the same or nearest adjacent area.

9. Lighting

All new wall mounted exterior lighting will use fixtures that fully shield the direct rays in accordance with the standards found within the PAD as well as 15.48.050 of the Zoning Code (Exhibit C). The PAD requires lighting levels in the parking area to be between 3 and 5 foot candles minimum maintained at grade and decrease to between 1 and 2-foot candles minimum at the edge of the parking lot.

10. Provisions for utilities

The site has existing water, wastewater and electric services. No additional utility service is proposed.

11. Site drainage

A Drainage Plan/Report has been approved for this development. The site was designed for drainage to flow into an area retention basin. This area is within zone X per the FIRM map.

12. Open space

N/A

13. Loading and unloading areas

Any unloading activity will occur on the north-side of the building, through a service door provided on the north elevation. The dumpster location is also proposed to north of the building, and evaluated for site-distance concerns. Its enclosure is required to be constructed per City Standards.

14. Grading

Site grading will include the existing dirt pad site as well as the existing parking area to the north to accommodate the new parking configuration. This will be accomplished through the review of a site development permit following approval of the Major Site Plan. It will accommodate the existing drainage pattern of the overall shopping center.

15. Signage

Signage for McDonalds will be reviewed through a sign permit and be required to comply with the approved comprehensive sign plan for the Promenade.

16. Screening

The PAD requires screening walls to be designed of materials, exterior treatments and colors similar or compatible with the architectural theme and buildings within the center. There is an existing screen wall and landscaping in compliance with the previously approves Major Site Plan for the shopping center.

17. Setbacks

See no. 2 “conformance to the city’s zoning ordinance”.

18. Other related matters

This property is subject to the private conditions, covenants and restrictions of The Promenade Shopping Center. The elevations provided depict a modern clean-line style for McDonalds, utilizing block and decorative metal. Main colors are earth-tone shades of red; however light grey and yellow are also included (Exhibit D).

Public Notification/Comments

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on September 15, 2014 at least fifteen (15) days before the October 2, 2014 Planning Commission public hearing.
- Notice was mailed by the City on September 17, 2014 at least ten (10) days before the October 2, 2014 Planning Commission public hearing, to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant by September 17, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the October 2, 2014 meeting. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

N/A

RECOMMENDED MOTION

Staff recommends the Commission approve the **Major Site Plan DSA-14-0098** for the McDonalds at 790 N Promenade Parkway with the following condition:

1. Any peripheral existing landscaping removed by the new construction will have to be replaced within the same or nearest adjacent area.

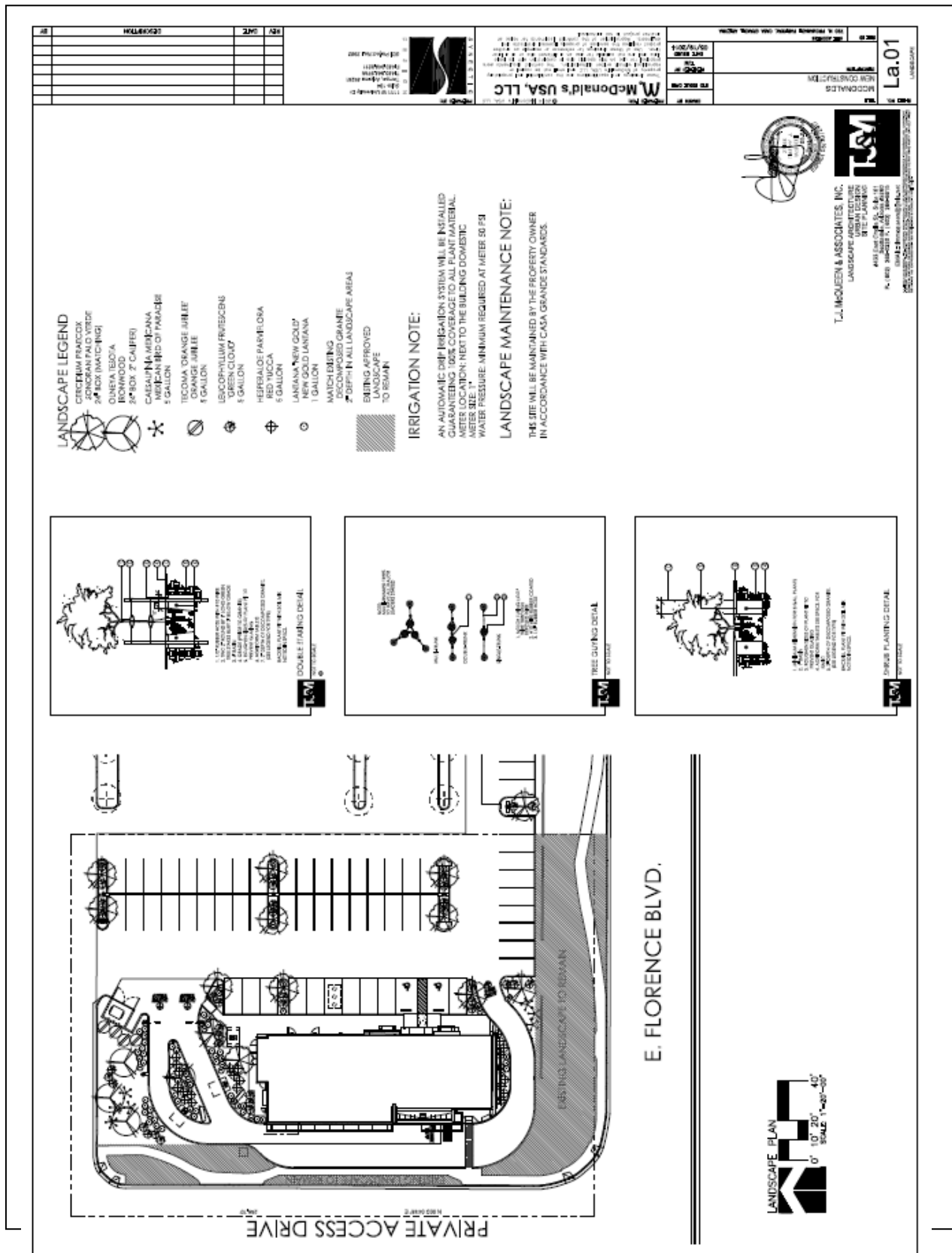
Exhibits

Exhibit A – Proposed Major Site Plan
Exhibit B – Landscape Plan
Exhibit C – Lighting Plan
Exhibit D – Elevations

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Exhibit B



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Exhibit D

